

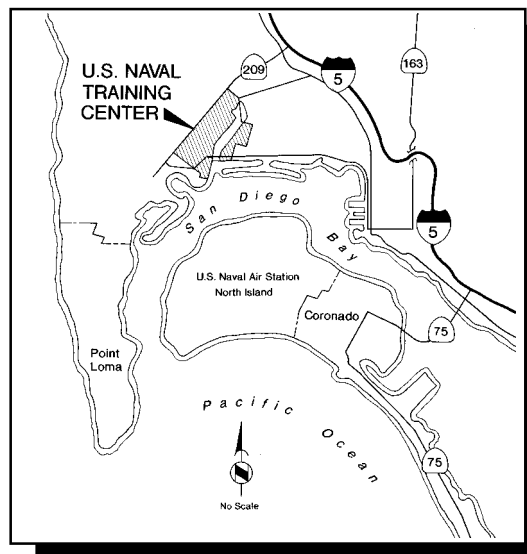
INTRODUCTION

Naval Training Center (NTC) is scheduled to close in accordance with the Base Closure and Realignment Act of 1990. The ultimate goal after closure of the facility is to transfer the property to public and/or private sectors. This requires that environmental restoration programs be implemented to prepare the property for transfer and reuse. In order to transfer NTC property by 1999, cleanup is being pursued under the Installation Restoration and the Underground Storage Tank programs. Previous NTC fact sheets (July 1994 and April 1995) presented detailed information on these two programs and on the sites under investigation in each program. The reuse and property transfer process at NTC was described in detail in the January 1995 fact sheet.

These fact sheets are available for review at the information repositories listed on the last page.

This fact sheet explains the content of two environmental documents prepared for NTC, the Environmental Baseline Survey and the Base Realignment and Closure (BRAC) Cleanup Plan. The Environmental Baseline Survey evaluates NTC property and describes its environmental condition with respect to the presence of hazardous substances and petroleum products. The BRAC Cleanup Plan describes the status, strategies, and schedules for NTC's environmental restoration program. The information on the environmental condition of property found in the BRAC Cleanup Plan is based upon the

findings of the Environmental Baseline Survey. This fact sheet also presents information about the BRAC Cleanup Plan Project Team, a recent change in NTC's property line, and an update on the progress of the NTC Restoration Advisory Board. A list of acronyms has been included on the last page to aid the reader.



BRAC Cleanup Plan (BCP) Project Team

The BRAC Cleanup Plan Project Team was organized by the Navy to manage and coordinate environmental restoration activities and to prepare a BRAC Cleanup Plan (see inside). BRAC Cleanup Plan Project Team meetings are held to: review the Installation Restoration and Underground Storage Tank programs; reach consensus on technical and administrative environmental issues encountered during BRAC Cleanup Plan

development; and serve as a forum for communication between the Navy and federal, state, and local environmental regulatory agencies. These meetings are held to accelerate document review time and the ultimate environmental cleanup of NTC.

The BRAC Cleanup Plan Project Team is led by the Navy's BRAC Environmental Coordinator. Other members of the team include representatives of the following agencies:

- U.S. Navy
- U.S. Environmental Protection Agency (EPA), Region IX
- U.S. Fish and Wildlife Service
- California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC)
- Cal/EPA Regional Water Quality Control Board
- California Department of Fish and Game
- County of San Diego Department of Environmental Health
- County of San Diego Air Pollution Control District

Environmental Baseline Survey (EBS)

The Environmental Baseline Survey evaluates NTC property and describes its environmental condition. The purpose of the Environmental Baseline Survey is to review and compile reasonably available information regarding the environmental condition of NTC, including information from previous environmental cleanups. The survey report evaluates not only property owned or leased by the Navy at NTC, but also adjacent property that may have an environmental impact on NTC. This information is summarized in the Environmental Baseline Survey and a determination of clean parcels of land is made. The Navy used the report as a basis for compliance with the Community Environmental Response Facilitation Act (CERFA), which calls for early identification of uncontaminated property that may be suitable for transfer. The Environmental Baseline Survey for NTC was released in November 1994. This document is available for public review at the information repositories.

The Environmental Baseline Survey presents the environmental condition of property at NTC in three categories:

1) *Properties with no suspected environmental concerns.* These are areas in which no hazardous

substances and no petroleum products (or their derivatives), including aviation fuel and motor oil, were stored for one year or more, or were known to have been released or disposed of.

2) *Properties with known or suspected environmental concerns.*

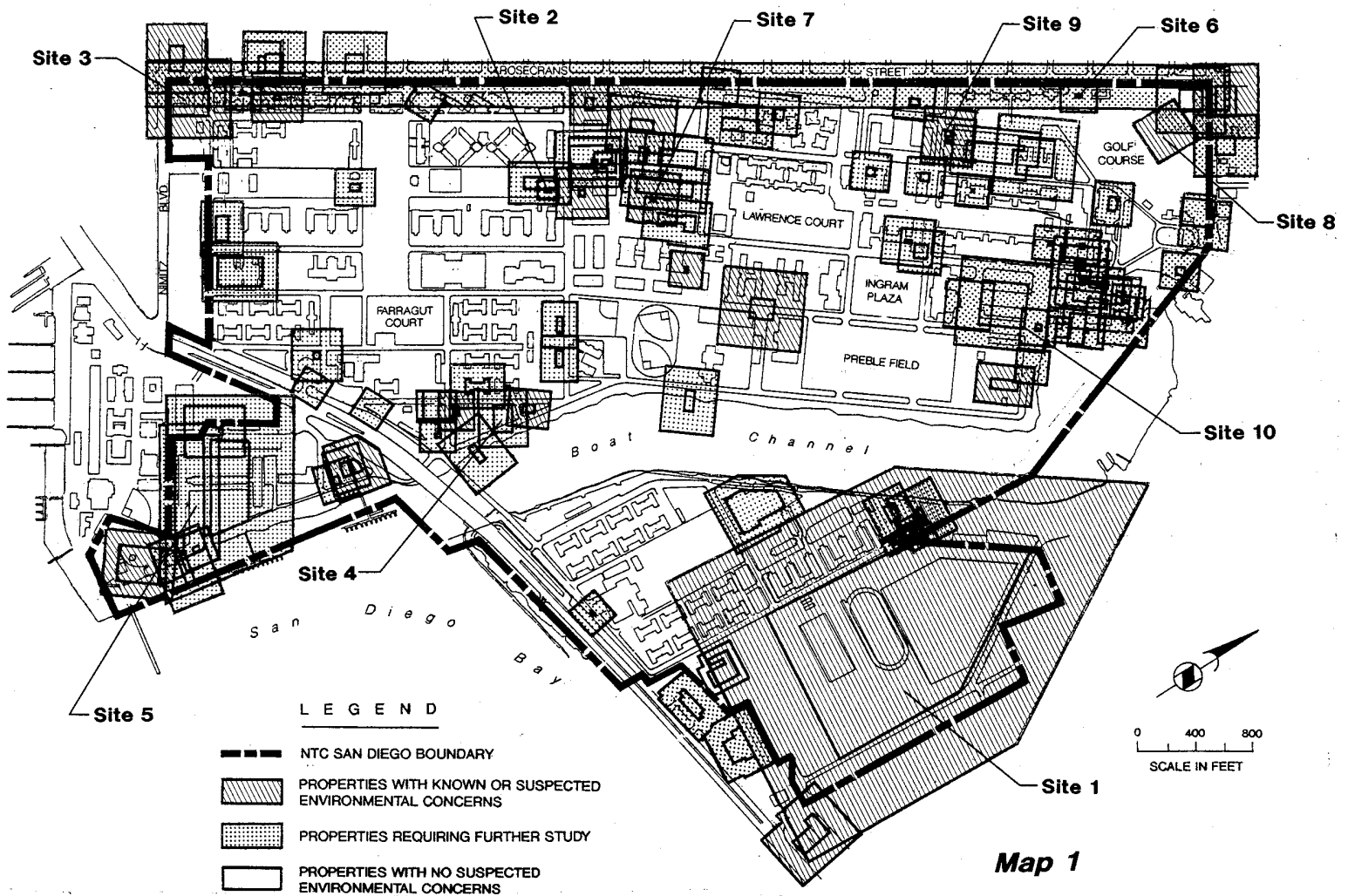
These are areas that are known or suspected to have had a release or disposal of hazardous substances or petroleum products -- or areas that have had a release or disposal of hazardous substances, but at which all actions necessary to protect human health and the environment have already been taken.

3) *Properties requiring further study.* These are areas that require further study to determine the presence or absence of hazardous substances or petroleum products.

The Environmental Baseline Survey identifies 92 areas that fall under Categories 2 and 3 (see NTC facility map 1). The remainder of NTC is classified as Category 1, uncontaminated property. However, Cal/EPA Department of Toxic Substances Control will not concur with this finding until more information becomes available on the condition of groundwater at NTC. In addition to the 92 areas, the report identifies nine adjacent off-site properties that have the potential to affect NTC (see table below).

EBS Categories	NTC Property	Adjacent Property
1	*	NA
2	20	4
3	72	5

** All NTC property not categorized as 2 or 3 falls under Category 1*



BRAC

Cleanup Plan

A BRAC Cleanup Plan was prepared by NTC's BRAC Cleanup Plan Project Team (see front page) and released in March 1994. This plan described the status, strategies, and schedules for NTC's environmental restoration (cleanup) which is necessary to meet the requirements for property transfer and reuse. The scope of the BRAC Cleanup Plan considered the following regulatory mechanisms:

- Base Closure and Realignment Act
- National Environmental Policy Act
- Resource Conservation and Recovery Act
- Comprehensive Environmental Response, Compensation, and Liability Act, as amended by the Superfund Amendments and Reauthorization Act and the Community Environmental Response Facilitation Act
- Other applicable laws

The BRAC Cleanup Plan is a dynamic planning document that will be updated yearly. Updated BRAC Cleanup Plans will reflect the current status of cleanup actions and the changes in strategies or plans that affect the ultimate restoration and transfer of NTC property. The 1994 BRAC Cleanup Plan addressed seven sites under investigation through two Navy

environmental restoration programs: the Installation Restoration and the Underground Storage Tank programs. Detailed information on Sites 1 through 7 was presented in the July 1994 NTC fact sheet. The seven sites are:

- Site 1: Inactive Landfill*
- Site 2: Building No. 227
underground storage tank site*
- Site 3: Navy Exchange Gas Station
underground storage tank site*
- Site 4: Former classified document incinerator*
- Site 5: Former firefighter training school*
- Site 6: Golf course maintenance shop*
- Site 7: Building No. 49/50A
underground storage tank site*

The March 1995 BRAC Cleanup Plan Update includes information on three new sites (Sites 8, 9, and 10), and 87 Points of Interest. Points of Interest primarily are areas where storage of hazardous substances or petroleum products has or may have occurred. Upon further review, each Point of Interest will be evaluated to determine the need for further action. Sites 8, 9, and 10 were discussed in detail in the April 1995 NTC fact sheet. They are:

- Site 8: Building No. 368
underground storage tank site*
- Site 9: Building No. 196
underground storage tank site*
- Site 10: Former Auto Hobby Shop
underground storage tank site* ■

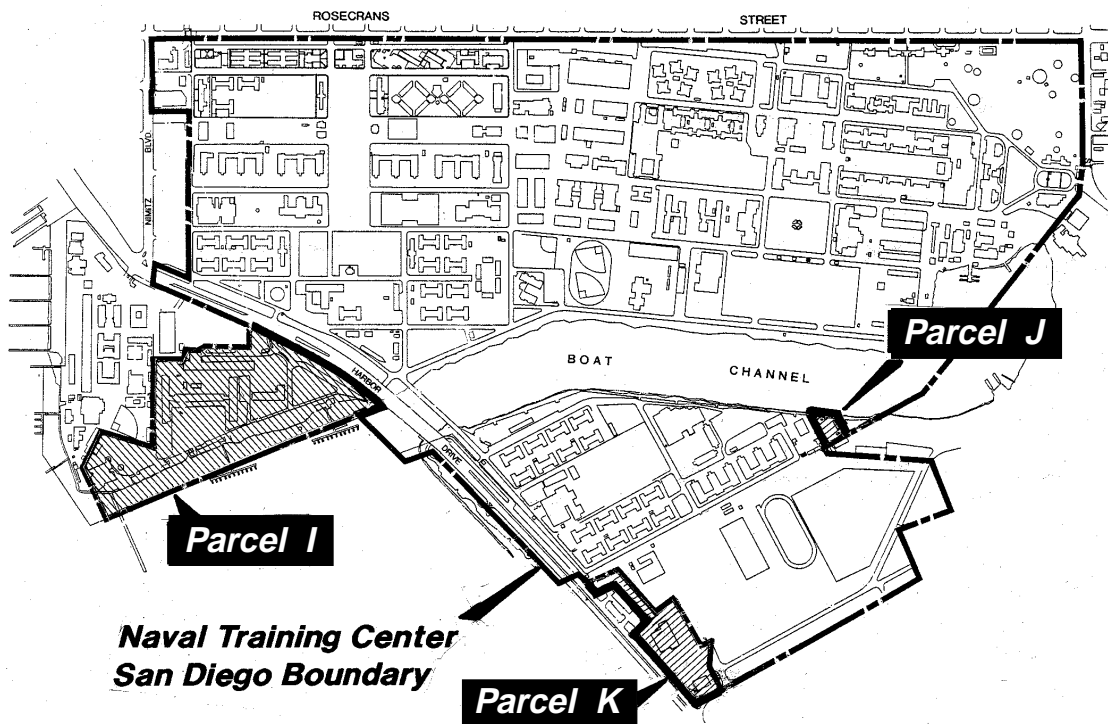
Change In NTC Property Line

As a requirement for development of the BRAC Cleanup Plan, NTC was parceled in order to identify and prioritize the potential reuse of the property. Under the BRAC decision to close NTC, the following three parcels were designated to be retained by the Navy for mission-critical functions:

- **Parcel I:** *Morale, Welfare, and Recreation Associate Facilities;*
- **Parcel J:** *Intelligence Training and Telephone Communication Facilities; and*

Parcel K: *Cogeneration Facilities.*

In 1994, Parcel J was transferred to the Fleet Anti-Submarine Warfare Training Center. The 1995 BRAC Cleanup Plan Update includes a change in the NTC property line due to this transfer. Parcels I and K have not yet been transferred to other Navy commands. Transfer of these parcels, and boundary changes due to these transfers, will be included in future BRAC Cleanup Plan Updates as they occur. ■



• LIST OF ACRONYMS •

BCP ____	BRAC Cleanup Plan
BRAC ____	Base Realignment and Closure
Cal/EPA ____	California Environmental Protection Agency
CERFA ____	Community Environmental Response Facilitation Act
DTSC ____	Cal/EPA Department of Toxic Substances Control
EBS ____	Environmental Baseline Survey
EPA ____	United States Environmental Protection Agency
NTC ____	Naval Training Center
RAB ____	Restoration Advisory Board

Restoration Advisory Board Update

The NTC Restoration Advisory Board (RAB) recently held its 24th meeting. The RAB is an advisory body designed to act as a focal point for the exchange of information between NTC and the local community regarding ongoing environmental cleanup at the facility. RAB meetings are held the fourth Tuesday of every month in the PAO Auditorium, Building 201, located on NTC. These meetings are advertised in local newspapers, and agendas and meeting minutes are mailed to all those on the NTC mailing list.

The RAB has recently provided input on the following sites undergoing environmental investigation at NTC:

Site 3 - Navy Exchange Gas Station

Sites 10 - Former Auto Hobby Shop

Site 11 - Former Drycleaning Facility

Points of Interest - areas that require further study regarding their environmental status ■

Information Repositories

Information Repositories for NTC's San Diego environmental cleanup program have been established at two locations in the area so that the local community will have an opportunity to review project documents and reports.

San Diego Library

Point Loma Branch
2130 Poinsettia Drive
San Diego, CA
(619) 531-1539

Located at Front Desk

** this is an abbreviated information repository.*

Hours: Mon & Wed: 12 Noon - 8:00 p.m.
Tues, Thurs, Fri, Sat: 9:30 a.m. - 5:30 p.m.
Sun: 1:00 p.m. - 5:00 p.m.

San Diego City Library

Central Library
820 "E" Street
San Diego, CA
(619) 236-5800
Science and Industry Desk

Hours: Mon - Thurs: 10:00 a.m. - 9:00 p.m.
Fri, Sat: 9:30 a.m. - 5:30 p.m.
Sun: 1:00 p.m. - 5:00 p.m.

For More Information

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Thank you!